



## *Westfield City Council Report*

**Ordinance Number:** 13-08  
**APC Petition Number:** 1303-PUD-03  
**Petitioner:** Justus at Bridgewater, LLC  
**Requested Action:** An amendment to the Bridgewater PUD to consolidate and modify multi-family development standards for Parcel K2 of the Bridgewater PUD.  
**Current Zoning District:** Bridgewater PUD  
**Referral Date to APC:** February 11, 2013  
**APC Public Hearing:** March 4, 2013  
**APC Recommendation:** March 18, 2013  
**Adoption Consideration:** March 25, 2013  
**Exhibits:**  
1. Staff Report  
2. APC Certification  
3. Concept Map  
  
**Prepared By:** Sarah L. Reed, AICP

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### **Petition History**

This petition was introduced at the February 11, 2013 City Council meeting and received a public hearing at the March 4, 2013 Advisory Plan Commission (the "APC") meeting. The item received a favorable recommendation for approval at the March 18, 2013 APC meeting.

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### **Procedural**

- Amendments to an existing PUD District are required to be considered at a public hearing, in accordance with Ind. Code 36-7-4-1505.
- The Advisory Plan Commission held a public hearing on March 4, 2013 and issued a favorable recommendation (9-0) to the City Council in support of the proposed rezone request at its March 18, 2013 meeting.
- Notification of the March 04, 2013 public hearing was provided in accordance with the APC Rules of Procedure.
- The Westfield City Council may take action on this item at its March 25, 2013 meeting.

## **Project Overview**

### **Project Location**

The subject property is approximately 23.06 acres in size and is located on the southwest corner of 151st Street and Market Center Drive (west of Gray Road), in the Bridgewater PUD (the “Property”).

### **Project Description**

The proposal is to consolidate and modify the multi-family development standards for Parcel K2 of the Bridgewater PUD (the “Proposal”). Parcel K2 is located within the residential area (Area X) of the Bridgewater PUD and apartments are a permitted use.

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## **Statutory Considerations**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

### **1. The Comprehensive Plan.**

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as being on the boundary between “Suburban Residential” and “Local Commercial”.

- The Comprehensive Plan suggests that Suburban Residential includes residential development with a variety of housing types and densities, along with recreational uses. The Proposal is an apartment community with amenities that include integrated trails, a swimming pool, and a clubhouse.
- The Comprehensive Plan suggests that Local Commercial uses attached residential as a transition between more intensive and less intensive uses (e.g. commercial to single family detached residential). The Proposal is an apartment community between a single family detached residential district and the Bridgewater Marketplace.

### **2. Current conditions and the character of current structures and uses.**

The Property is vacant.

### **3. The most desirable use for which the land is adapted.**

The Comprehensive Plan, which establishes desirable land use policies for future growth, identifies that attached residential development is a transitional use and is appropriate in this area of the community.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the Proposal would have a positive impact on surrounding property values and throughout the jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth.

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**Recommendations/Actions**

- Economic and Community Development Department [March 18, 2013]  
The Westfield Economic and Community Development Staff reported to the APC that the proposed Bridgewater PUD amendment is in good form. Staff recommended that the proposal be forwarded to the City Council with a favorable recommendation.
- Advisory Plan Commission [March 18, 2013]  
The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council (Vote of: 9-0).
- City Council
  - Introduction: [February 11, 2013]
  - Eligible for Adoption: [March 25, 2013]

Submitted by: Sarah L. Reed, AICP, *Associate Planner*